



GAIL FARBER, Director

## COUNTY OF LOS ANGELES DEPARTMENT OF PUBLIC WORKS

*"To Enrich Lives Through Effective and Caring Service"*

900 SOUTH FREMONT AVENUE  
ALHAMBRA, CALIFORNIA 91803-1331  
Telephone: (626) 458-5100  
<http://dpw.lacounty.gov>

ADDRESS ALL CORRESPONDENCE TO:  
P.O. BOX 1460  
ALHAMBRA, CALIFORNIA 91802-1460

July 21, 2009

### ADOPTED

BOARD OF SUPERVISORS  
COUNTY OF LOS ANGELES

The Honorable Board of Supervisors  
County of Los Angeles  
383 Kenneth Hahn Hall of Administration  
500 West Temple Street  
Los Angeles, California 90012

30

JULY 21, 2009

*Sachi A. Hamai*  
SACHI A. HAMAI  
EXECUTIVE OFFICER

Dear Supervisors:

**QUITCLAIM OF EASEMENT  
FROM THE LOS ANGELES COUNTY FLOOD CONTROL DISTRICT  
TO ALEXANDER BEEBEE AND SALLY KALAGHAN  
PARADISE CANYON CHANNEL - PARCEL 7EX  
CITY OF LA CANADA FLINTRIDGE  
(SUPERVISORIAL DISTRICT 5)  
(3 VOTES)**

### **SUBJECT**

This action is to approve the quitclaim of easement in Paradise Canyon Channel, Parcel 7EX, in the City of La Canada Flintridge, from the Los Angeles County Flood Control District to Alexander Beebee and Sally Kalaghan, as Trustees under the Alexander Beebee and Sally Kalaghan Living Trust dated August 14, 2003.

**IT IS RECOMMENDED THAT YOUR BOARD:**

1. Find that this transaction is categorically exempt from the provisions of the California Environmental Quality Act.
2. Find that the easement for flood control purposes in Paradise Canyon Channel, Parcel 7EX, is no longer required for the purposes of the Los Angeles County Flood Control District.
3. Approve the quitclaim of easement to the underlying fee property owners, Alexander Beebee and Sally Kalaghan, as Trustees under the Alexander Beebee and Sally Kalaghan Living Trust dated August 14, 2003, for \$4,600.
4. Instruct the Chairman to sign the Quitclaim of Easement document and authorize delivery to Alexander Beebee and Sally Kalaghan.

**PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION**

The purpose of the recommended action is to obtain your Board's approval to quitclaim the Los Angeles County Flood Control District (LACFCD) easement in Paradise Canyon Channel, Parcel 7EX, located in the City of La Canada Flintridge, to the underlying fee property owners, Alexander Beebee and Sally Kalaghan, as Trustees under the Alexander Beebee and Sally Kalaghan Living Trust dated August 14, 2003, for \$4,600. The LACFCD acquired the easement for flood control purposes. Construction of the facility has been completed, and the subject parcel lies outside the required right of way.

**Implementation of Strategic Plan Goals**

The Countywide Strategic Plan directs the provision of Operational Effectiveness (Goal 1). The revenue received from this transaction will help promote fiscal responsibility for the operation and maintenance of flood control facilities.

**FISCAL IMPACT/FINANCING**

There will be no impact to the County General Fund.

The cost of the quitclaim in the amount of \$4,600 represents the market value. This amount has been paid and deposited into the Flood Control District Fund.

The Honorable Board of Supervisors

July 21, 2009

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### **FACTS AND PROVISIONS/LEGAL REQUIREMENTS**

Paradise Canyon Channel, Parcel 7EX (926± square feet), is located adjacent to Chula Senda Lane, north of the confluence of Paradise Canyon Channel and Flint Canyon Channel, in the City of La Canada Flintridge.

The proposed quitclaim of easement is authorized by Section 2, Paragraph 13, of the Los Angeles County Flood Control Act. This Section provides as follows: "Said Los Angeles County Flood Control District is hereby declared to be a body corporate and politic, and as such shall have the power...13. To lease, sell or dispose of any property (or any interest therein) whenever in the judgment of said board of supervisors, said property or any interest therein, or any part thereof, is no longer required for the purpose of said district..."

The Quitclaim of Easement document has been approved by County Counsel and will be recorded.

### **ENVIRONMENTAL DOCUMENTATION**

This project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Section 15312 of the CEQA guidelines and Class 12 of the Environmental Reporting Procedures and Guidelines adopted by your Board on November 17, 1987. These exemptions provide for the sale of surplus government property.

### **IMPACT ON CURRENT SERVICES (OR PROJECTS)**

This transaction will eliminate the need to maintain the property and reduce the cost of the LACFCD's expenses and potential liabilities.

### **CONCLUSION**

Please return one adopted copy of this letter and the executed original Quitclaim of Easement document to the Department of Public Works, Survey/Mapping & Property Management Division. Retain the duplicate for your files.

The Honorable Board of Supervisors

July 21, 2009

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Respectfully submitted,

A handwritten signature in cursive script that reads "Gail Farber".

GAIL FARBER

Director

HK:SGS:mr

Enclosures

c: Auditor-Controller (Accounting Division - Asset  
Management)  
Chief Executive Office (Lari Sheehan)  
County Counsel  
Executive Office

ORIGINAL

RECORDING REQUESTED BY  
AND MAIL TO:

Mr. and Mrs. Alexander Beebee  
4228 Chula Senda Lane  
La Canada Flintridge, CA 91011-3548

Documentary Transfer Tax is \$ \_\_\_\_\_  
( ) computed on full value of property conveyed, or  
( ) computed on full value less value of liens and  
encumbrances remaining at time of sale

LOS ANGELES COUNTY FLOOD CONTROL DISTRICT

By \_\_\_\_\_

Space above this line reserved for Recorder's use

Assessor's Identification Number:  
5820-013-010 (Portion)

## QUITCLAIM OF EASEMENT

For a valuable consideration, receipt of which is hereby acknowledged, the LOS ANGELES COUNTY FLOOD CONTROL DISTRICT, a body corporate and politic, does hereby remise, release, and forever quitclaim to ALEXANDER BEEBEE and SALLY KALAGHAN, as Trustees under the Alexander Beebee and Sally Kalaghan Living Trust dated August 14, 2003, to be held as community property, all its right, title, and interest in and to that certain easement for flood control purposes, as shown on and dedicated on the map of Tract No. 15002, recorded April 14, 1948, in Book 321, pages 14 to 17, inclusive, of Maps, in the office of the Registrar-Recorder/County Clerk of the County of Los Angeles, insofar and only insofar as said easement exists on the real property in the City of La Canada Flintridge, County of Los Angeles, State of California, described in Exhibit A attached hereto and by this reference made a part hereof.

Dated July 21, 2009



LOS ANGELES COUNTY FLOOD CONTROL DISTRICT,  
a body corporate and politic

By *Don Krabe*  
Chairman, Board of Supervisors of the  
Los Angeles County Flood Control District

ATTEST:

SACHI A. HAMAI, Executive Officer  
of the Board of Supervisors  
of the County of Los Angeles

By *Sachi A. Hamai*  
Deputy

PARADISE CANYON CHANNEL  
Parcel 7EX  
87-RW 5.1 (Flint Canyon Channel)  
S.D. 5 M0721029

KR:bw

P:CONF:KR-QCEPARADISECANYON7EX 9308

NOTE: Acknowledgment form on reverse side.

STATE OF CALIFORNIA            )  
  ) ss.  
COUNTY OF LOS ANGELES       )

On January 6, 1987, the Board of Supervisors for the County of Los Angeles and ex officio the governing body of all other special assessment and taxing districts, agencies, and authorities for which said Board so acts adopted a resolution pursuant to Section 25103 of the Government Code that authorized the use of facsimile signatures of the Chairman of the Board on all papers, documents, or instruments requiring the Chairman's signature.

The undersigned hereby certifies that on this 21st day of July, 2009, the facsimile signature of Don Knabe, Chairman of the Board of Supervisors of the LOS ANGELES COUNTY FLOOD CONTROL DISTRICT, was affixed hereto as the official execution of this document. The undersigned further certifies that on this date a copy of the document was delivered to the Chairman of the Board of Supervisors of the LOS ANGELES COUNTY FLOOD CONTROL DISTRICT.

In witness whereof, I have also hereunto set my hand and affixed my official seal the day and year above written.



(LACFCD-SEAL)

APPROVED AS TO FORM:

ROBERT E. KALUNIAN  
Acting County Counsel

By [Signature]  
Deputy

SACHI A. HAMAI, Executive Officer  
of the Board of Supervisors  
of the County of Los Angeles

By [Signature]  
Deputy

APPROVED as to title and execution,  _____, 20____.
DEPARTMENT OF PUBLIC WORKS Mapping & Property Management Division
Supervising Title Examiner
By _____

## EXHIBIT A

### PARADISE CANYON CHANNEL 7EX

87-RW 5.1 (Flint Canyon Channel)

A.P.N. 5820-013-010 (Portion)

T.G. 535 (D5)

I.M. 174-217

S.D. 5

M0721029

### LEGAL DESCRIPTION

(Quitclaim of a portion of easement)

### PARCEL NO. 7EX:

That portion of that part of Lot 7, Tract No. 15002, as shown on map filed in Book 321, pages 14 through 17, of Maps, in the office of the Registrar-Recorder/County Clerk of the County of Los Angeles, designated as "50' Easement to Los Angeles County Flood Control District" on said map, within the following described boundaries:

Beginning at the intersection of the curved westerly line of said 50-foot wide easement and the northerly line of said lot; thence South 74°43'40" East along said northerly line, a distance of 20.19 feet to a curve concentric with and 17.75 feet easterly, measured radially, from said curved westerly line; thence southerly along said concentric curve, through a central angle of 3°50'08", an arc distance of 46.70 feet to a point, a radial of said concentric curve to said point bears South 72°33'56" West; thence westerly along the westerly prolongation of said radial, a distance of 17.75 feet to said curved westerly line; thence northerly along said curved westerly line, an arc distance of 57.64 feet to the point of beginning.

Containing: 926± s.f.

This real property description has been prepared in conformance with the Professional Land Surveyors Act. The signatory herein is exempt pursuant to Section 8726 of the California Business and Professions Code.

APPROVED AS TO DESCRIPTION

COUNTY OF LOS ANGELES

By \_\_\_\_\_  
SUPERVISING CADASTRAL ENGINEER III  
Mapping and Property Management Division

DUPLICATE

RECORDING REQUESTED BY  
AND MAIL TO:

Mr. and Mrs. Alexander Beebee  
4228 Chula Senda Lane  
La Canada Flintridge, CA 91011-3548

Documentary Transfer Tax is \$  
( ) computed on full value of property conveyed, or  
( ) computed on full value less value of liens and  
encumbrances remaining at time of sale

LOS ANGELES COUNTY FLOOD CONTROL DISTRICT

By \_\_\_\_\_

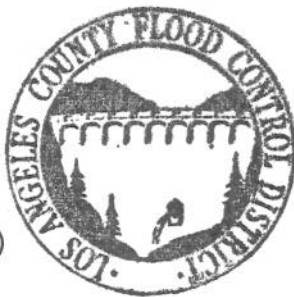
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Assessor's Identification Number:  
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Dated July 21, 2009



(LACFCD-SEAL)

LOS ANGELES COUNTY FLOOD CONTROL DISTRICT,  
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Chairman, Board of Supervisors of the  
Los Angeles County Flood Control District

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SACHI A. HAMAI, Executive Officer  
of the Board of Supervisors  
of the County of Los Angeles

By *[Signature]*  
Deputy

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SACHI A. HAMAI, Executive Officer  
of the Board of Supervisors  
of the County of Los Angeles

By

Deputy

(LACFCD-SEAL)

APPROVED AS TO FORM:

ROBERT E. KALUNIAN  
Acting County Counsel

By

Deputy

APPROVED as to title and execution,

\_\_\_\_\_, 20\_\_\_\_.

DEPARTMENT OF PUBLIC WORKS  
Mapping & Property Management Division

Supervising Title Examiner

By

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By \_\_\_\_\_  
SUPERVISING CADASTRAL ENGINEER III  
Mapping and Property Management Division